

that induced the change to the Van Cortlandt site.

Experience alone can pass on the relative advantages of building in old tenement districts, like the Allen Street project, or on the outskirts of the city; on the supplies of available capital; on the extent to which the tenants are able and willing to pay more for better accommodations, and other factors. The essential thing is that a higher standard has been set.

#### TAX-EXEMPT HOUSING.

Cooperative effort in the development of modern low-priced apartments is exemplified in the project fathered by the Amalgamated Clothing Workers, to which the State Board of Housing has just extended the tax-exemption privilege for limited-dividend corporations. By the middle of February the corporation will have provided accommodations for 303 families in the Van Cortlandt Park section of the Bronx at a total cost of \$1,850,000. This permits a room rental of \$11 a month.

That rate is still considerably above the practical maximum for a large section of the tenement population. But it has been clear from the first that limited dividends plus tax exemption did not contain a complete answer to the entire housing problem. The approach must be made in various ways. In the case of the Amalgamated it is by cooperative enterprise in command of operating funds above the mortgage loans. In other cases capital will have to be provided from the outside at a fair commercial return. In others it is hard to see how the philanthropic factor can be dispensed with. Yet the outstanding fact is that a beginning has been made. The community has declared in favor of a higher standard of housing. A new need has been created, and we may look to private enterprise as well as to semi-philanthropic agencies to attack the problem.

In the outlying sections of the city there has been a perceptible softening in rents without the benefit of tax exemption. Landlords are not very far above the \$12.50 maximum set by the State law. In this manner the solution of the housing problem is not to be gauged solely by the amount of housing provided under special methods. The private builder and investor under the stress of competition may be expected to make himself felt. It is impossible to make city-wide generalizations. The difference between success and failure in any one operation may lie in the special circumstances. An earlier project of the Amalgamated had to do with a site in the Mott Avenue section of the lower Bronx, which was ultimately taken over by Mr. ROCKEFELLER. Presumably it was reasons of financial expediency